

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-027

Date Received: 5-3-16

Application Accepted By: mm + TD

Fee: \$1,800

Comments: Assigned to Michael Maret; 614-645-2749; mj Maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6079 Northgate Road, Columbus, Ohio Zip 43219

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-023208

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C-4

Requested Zoning District(s) AR-2

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Multi-family development

Proposed Height District: H-35 (continue on separate page if necessary)
Acreage 0.872 +/- Ac.

[Columbus City Code Section 3309.14]

APPLICANT:

Name Community Housing Network c/o Dave Perry

Address David Perry Company, Inc. 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name City of Columbus c/o John Turner

Address 50 West Gay Street City/State Columbus, OH Zip 43215

Phone # 614-645-2551 Fax # 614-645-6675 Email jturner@columbus.gov

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent (Attorney for Applicant)

Name Donald Plank

Address Plank Law Firm, 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Community Housing Network c/o Dave Perry, Agent

PROPERTY OWNER SIGNATURE John Turner

ATTORNEY / AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Perry, David Perry Company, Inc.
of (1) MAILING ADDRESS 145 E Rich Street, FL 3, Columbus, Ohio 43215

deposed and states that he (she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 6079 Northgate Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/3/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) City of Columbus
c/o John Turner
50 West Gay Street
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Community Housing Network c/o David Perry
(614) 228-1727

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northland Community Council
C/o Dave Paul
PO Box 298836, Columbus, Ohio 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 28TH day of APRIL, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

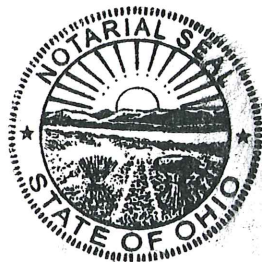
My Commission Expires:

11-5-2018

This Affidavit expires six months after date of notarization.

Notary Seal Here

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Please make all checks payable to the Columbus City Treasurer



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

EXHIBIT A, Public Notice
6079 Northgate Road
Z16-027
April 20, 2016

APPLICANT

Community Housing Network
c/o David Perry
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

City of Columbus
c/o John Turner, Administrator
Land Redevelopment Office
50 West Gay Street
Columbus, OH 43215

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

Northland Community Council
c/o Dave Paul
PO Box 298836
Columbus, Ohio 43229

PROPERTY OWNERS WITHIN 125 FEET

2089 Webster LLC
888 E Dublin Granville Road
Columbus, Ohio 43229

BMP Apartments LLC
445 E Wooster Street
Bowling Green, Ohio 43402

Fairlane Apartments
6175 Northgate Road
Columbus, Ohio 43229

Pinta Health LLC
2733 E Parleys Way
Salt Lake City, UT 84109

OT Investments LLC
8360 Harlem Road
Westerville, Ohio 43081

ALSO NOTIFY:

Community Housing Network
c/o Laurie Sutherland
1680 Watermark Drive
Columbus, Ohio 43215

David Perry
David Perry Company, Inc.
145 E Rich Street, FL 3
Columbus, Ohio 43215

6079 Northgate Road
Z16- 027
Exhibit A, Public Notice
Page 1 of 1, 04/20/2016

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 East Rich Street, FL 3, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Community Housing Network 1680 Watermark Drive Columbus, Ohio 43215 # of Columbus Based Employees: 93 Contact: Laurie Sutherland 614-487-6757	2. City of Columbus 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner 614-645-2551
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28TH day of APRIL, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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Please make all checks payable to the Columbus City Treasurer

Stacey L. Danza
Notary Public, State of Ohio

My Commission Expires 11-05-2018

6079 Northgate Road

Z16- 027

LEGAL DESCRIPTION OF 0.872 +/- ACRES

Situated in the State of Ohio, County of Franklin, and in the City of Columbus and being described as follows:

And in Section 4, Township 2, Range 18, United States Military Lands, containing 0.872 acres of land, more or less, said 0.872 acre being out of the land conveyed to Franklin Corp. by deed of record in Deed Book 3127, Page 349, said Franklin Corp. now being Homewood Corporation as the result of a merger (Official Record Volume 5449, Page G-12), said 0.872 acres of land being more particularly bounded and described as follows:

Beginning at the iron pin in the northernmost line of said Franklin Corp. land, the same being in the southerly line of that 20.988 acres tract of land described in the deed to Northgate Development Company by deed of record in Deed Book 2994, Page 227, and in a westerly right-of-way line of Northgate Road as the same is designated and delineated upon the plat entitled "Northgate Industrial Park: and shown of record in Plat Book 32, Page 93;

Thence southwardly, with a westerly right-of-way line of said Northgate Road, the same being the arc of a curve to the right having a radius of 270.00 feet, a central angle of 28 degrees 02' 05" and a chord that bears South 8 degrees 47' 32" East, a chord distance of 130.79 feet to an iron pin at the point of tangency in the right-of-way boundary of said Northgate Road;

Then South 5 degrees 13' 10" West, with a westerly right-of-way line of said Northgate Road, a distance of 63.66 feet to an iron pin at the northeasterly corner of that 0.268 acre tract of land designed "PARCEL III" and described in the deed to Capital Hotel Limited Partnership of record in Official Record Volume 02717, Page F-18;

Thence, North 84 degrees 56' 00" West, with, in part, the northerly line of said 0.238 acre tract, with, in part, a southerly line of said Franklin Corp. land and with, in part, the northerly line of that tract of land designed "PARCEL I" and described in said deed of record in Official Record Volume 02717, Page F-18, a distance of 200.00 feet to the southeasterly corner of that 1.585 acres tract of land designated "PARCEL II" and described in said deed of record in Official Record Volume 02717, Page F-18;

216-027

Thence North 5 degrees 04' 00" East, with the easterly line of said 1.585 acres tract, a distance of 196.78 feet to an iron pin at the northeasterly corner of said 1.585 acres tract, the same being in the northernmost line of said Franklin Corp. land and in the southerly line of said 20.988 acres tract;

Thence South 84 degrees 33' 00" East, with the northernmost line of said Franklin Corp. land and with the southerly line of said 20.988 acres tract, a distance of 168.68 feet to the point of beginning and containing 0.872 acre of land, more or less.

Parcel No. 010-23208

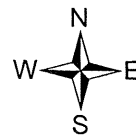
Also known as: 6079 Northgate Road, Columbus, Ohio 43229

4/21/16



City of Columbus Zoning Plat

Z16-027



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010023208

Zoning Number: 6079

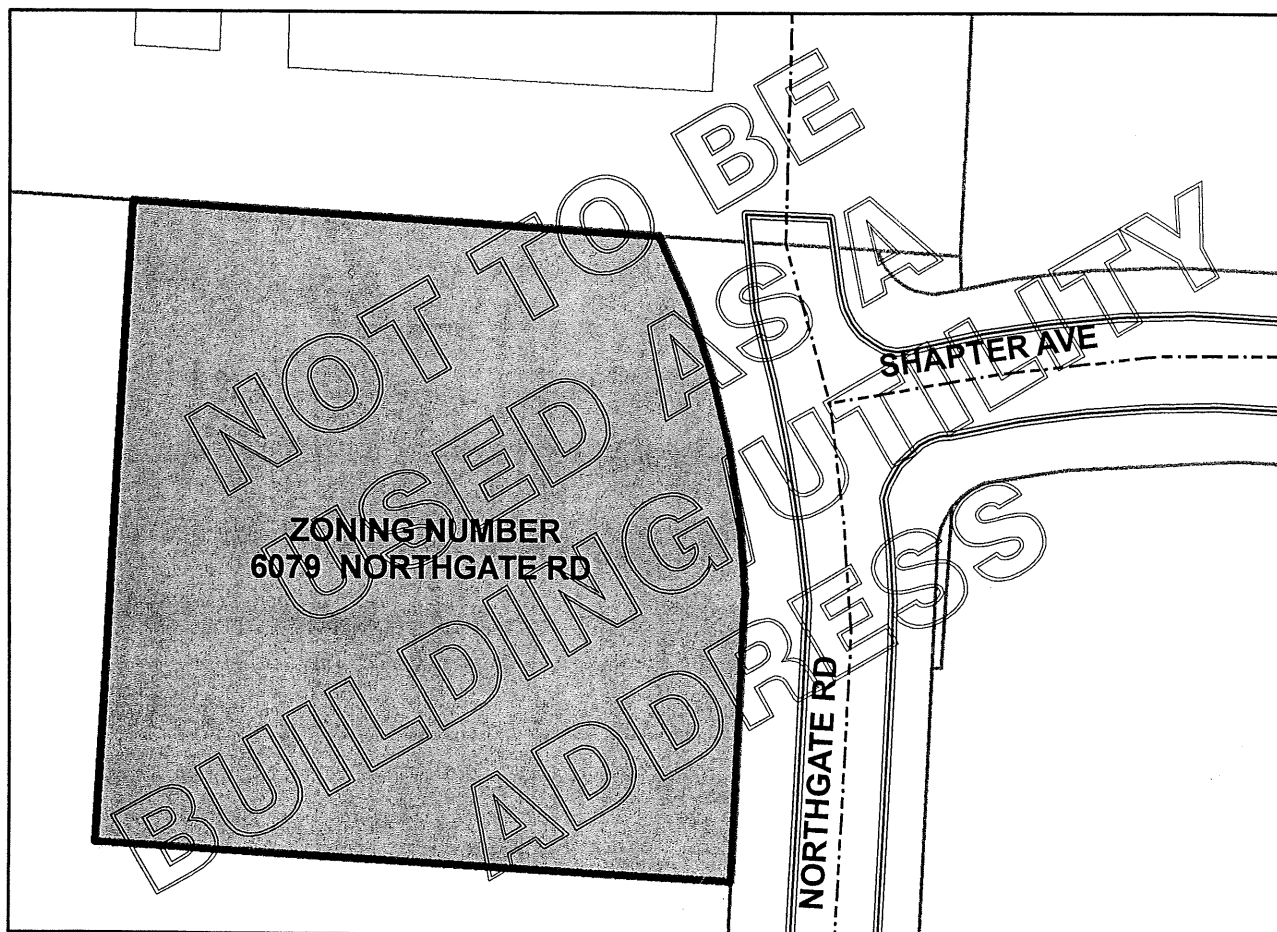
Street Name: NORTHGATE RD

Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Adyana Amarian* Date: 4/21/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 62518

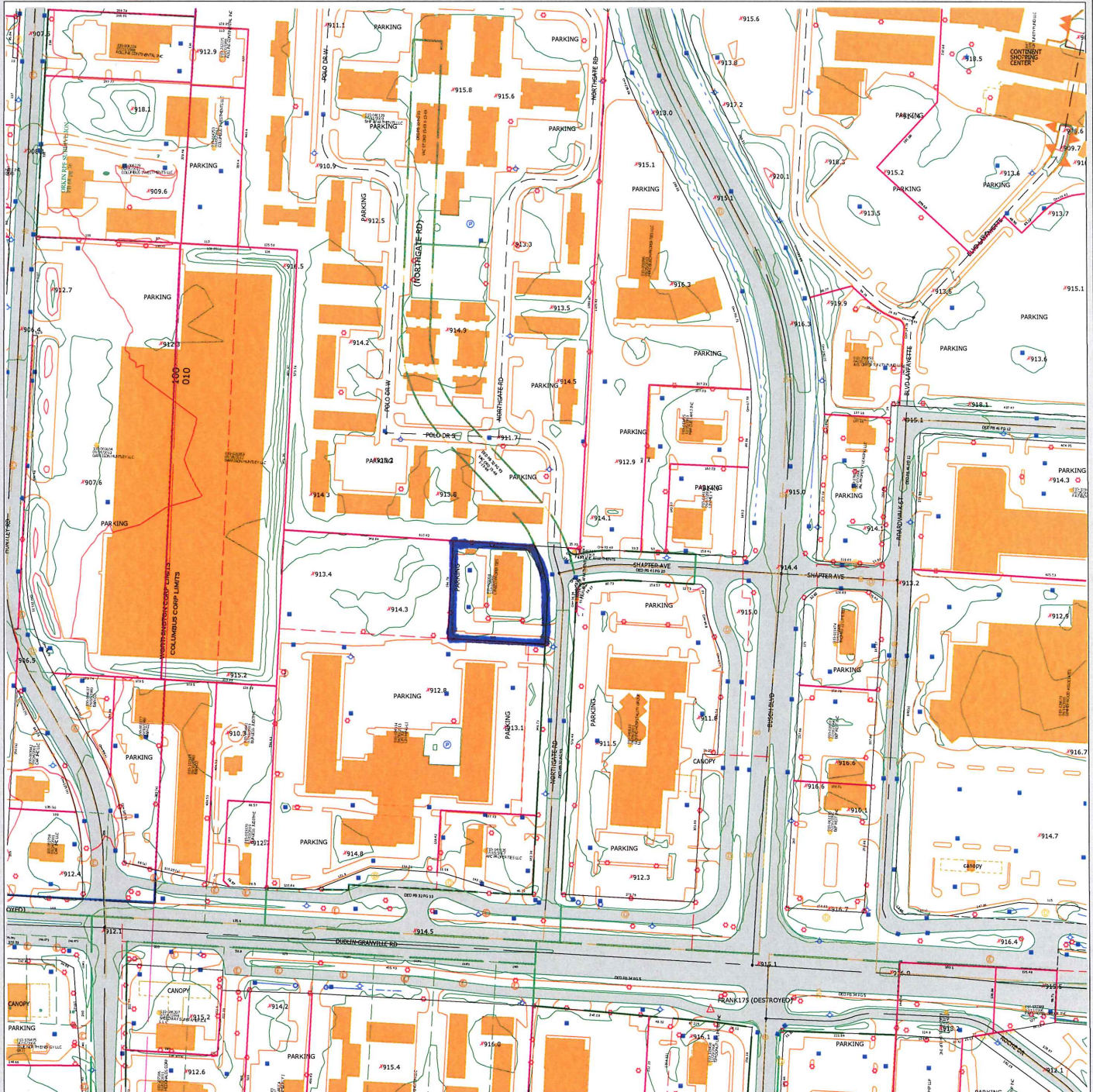
216-027



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/28/16



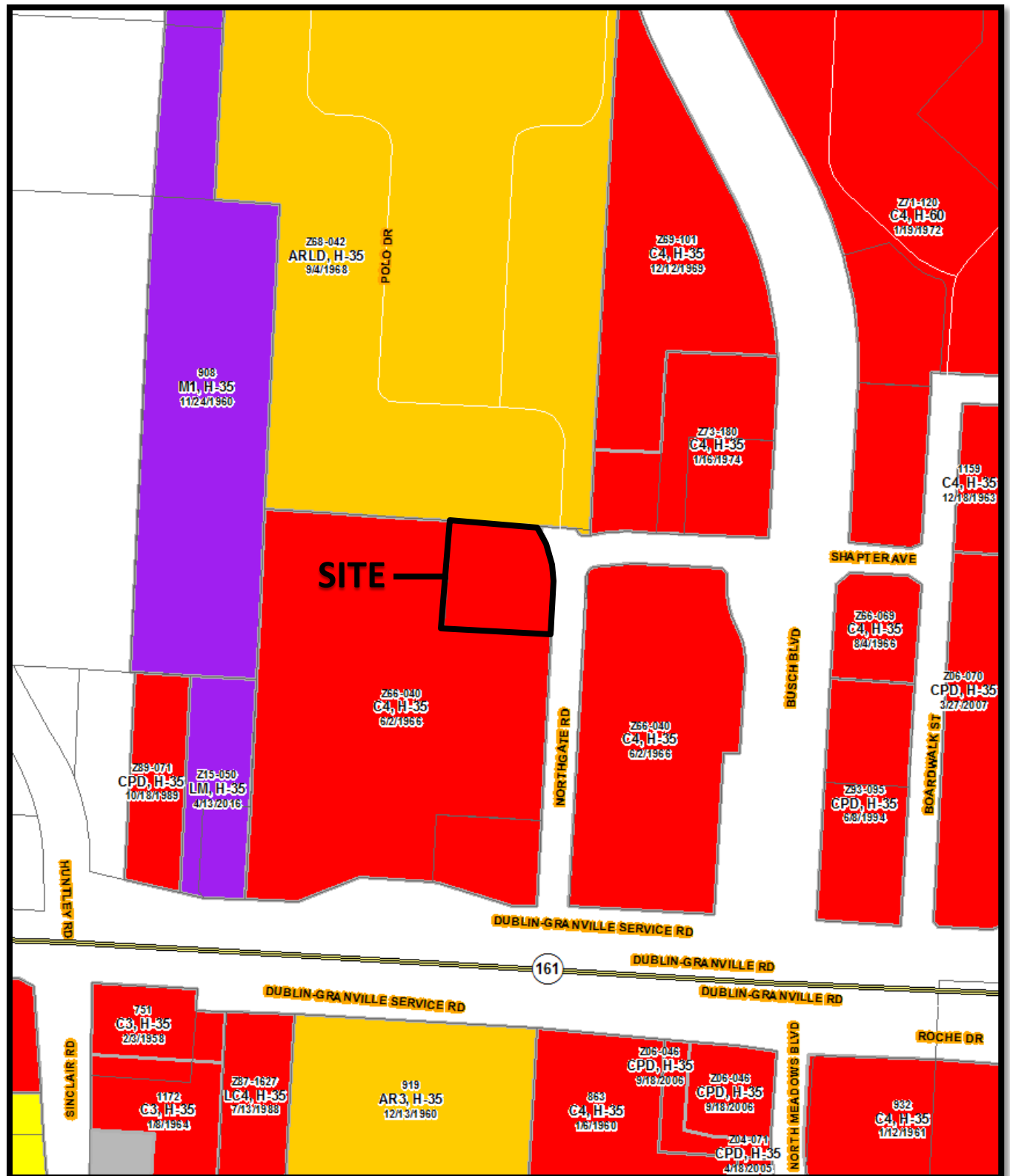
Disclaimer

Scale = 300

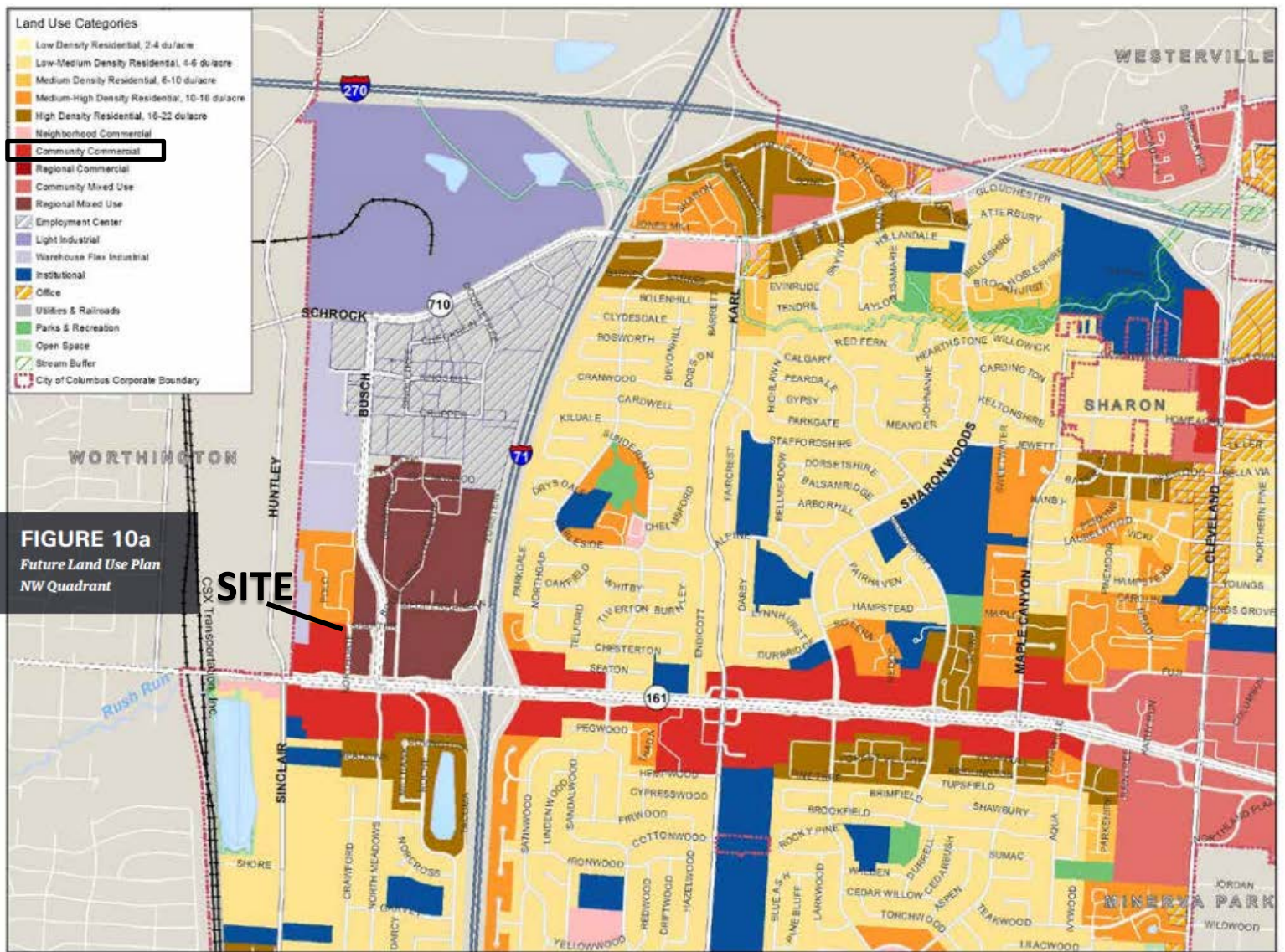


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



Z16-027
 6079 Northgate Road
 Approximately 0.87 acres
 C-4 to AR-2



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6079 Northgate Road
Approximately 0.87 acres
C-4 to AR-2



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6079 Northgate Road
Approximately 0.87 acres
C-4 to AR-2